FINDINGS OF FACT AND CONCLUSIONS OF LAW

.

The Petitioners herein request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 8 ft., in lieu of the required 15 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date
By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE. IT IS ORDERED by the Zoning Commissioner for Baltimore County this // day of March, 1993 that the Petition for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 8 ft., in lieu of the required 15 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > Zoning Commissioner for Baltimore County

LES/mmr

93-267-A

93-631

TECHNICAL DESCRIPTION OF LOT #1

ZONING DESCRIPTION FOR 1550 South Rolling Road beginning at a point on the West side of South Rolling Road which is 50 feet wide he distance of 220 feet North of the centerline of the aproved intersecting street Francis Avenue wh h is 50 As recorded in Deed Liber E.H.K. Jr. No. 6829 Folio taining 0.5445 Acres. Also known as Lot #1 (1550 South coad) as laid out on a plat entitled Subdivision Plat ERTY" and located in the 13th Election District.

etes and bounds: N.27 30'55"W. 91.62 ft., R=455.00 ft. ft., S.46 58'45"W. 86.53 ft., S.59 24'47"W. 191.57 ft., S.4. 2/27"W. 53.00 ft., S.48 47/33"E. 50.00 ft., N.41 12/27"E. 53.00 ft., S.72 24'06"E. 261.67 ft. to the place of beginning.

Attention: Reg Tauguileg (410) 887-5708 Zoning Office Room 109

93-267-A

ZONING DESCRIPTION 1550 South Rolling Road

1550 South Rolling Road beginning at a point on the West side of South Rolling Road which is 50 feet wide at the distance of 220 feet North of the centerline of the nearest improved intersecting street Francis Avenue which is 50 feet wide. As recorded in Deed Liber E.H.K. JR. NO. 6829 Folio 313, containing 0.5445 Acres. Also Known as Lot #1 (1550 South Rolling Road) as laid out on a plat entitled Subdivision Plat "COLL PROPERTY" and located in the 13th Election District.

Typical metes and bounds: N.27 30'55"N. 91.62 ft., R=455.00 ft. L=33.47 ft., S.46 58'45" W, 86.53 ft., S.59 24'47"W. 191.57ft., S.41 12'27"W. 53.00 ft., S.48 47'33"E. 50.00 ft., N.41 12'27"E. 53.00 ft., S.72 24'06"E. 261.67 ft. to the place of beginning.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 16, 1993

Mr. and Mrs. Michael A. Lamont 1550 S. Rolling Road = Relay, Maryland 21227-4230

> RE: Petition for Administrative Variance Case No. 93-267-A 1550 S. Rolling Road

Dear Mr. and Mrs. Lamont:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

CERTIFICATE OF POSTING

Michael H. + Corol M. Lamont

1550 S. Rolling RA

Location of property: W/s & Rolling Rd. 200'+ N/Froncis Ara

Location of Signer Facing food way on property of Patitioner

PARTMENT OF BALTIMORE COUNTY 93-767-1

Date of return: 3/5/9)

Date of Posting 2/36/93

Lawrence E. Schmidt Zoning Commissioner

LES:mmn

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1550 South Rolling Read

This Polition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached The undersigned, legal owner(s) or the property enumer in Section(e) SECT . 1802 . 3 . C . 1 . To 2 Side yard setback of 8' in liew of the required

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) This Voriance is requested for the purpose of expanding our home to accommodate our expanding family size. We will be having our fourth child in June and despreately need more bedrooms. We love our home and community and do not wish to move.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Hy	State	Zipcode	Address Phone No
ddrees	Phone No		Name
ignature			City State Zipcode Name, Address and phone number of legal owner contract purchaser or representative to be contacted
Type or Print Name)			Address Relling Rd (AV) 242-08 Relay Maryland 21227-08
Morney for Petitioner.			
жу	State	Zipcode	Signature That Largert
Address			Caral Marie Liment Alai Make Largeat
Signature			Signature Anticay Lurrant
(Type or Print Name)		·	Michael Anthony Lunant
Contract Purchaser/Lessee			Legal Owner(s)
Contract Purchaser/Lessee			I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition Legal Owner(s)

Zoning Commissioner of Baltimare County ITEM #: 275

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204



(410) 887-3353

March 5, 1993

Mr. and Mrs. Michael Anthony Lamont 1550 S. Rolling Road Relay, MD 21227-4230

RE: Case No. 93-267-A, Item No. 275

Petitioner: Michael Anthony Lamont, et ux Petition for Administrative Variance Dear Mr. and Mrs. Lamont

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 8, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Afflant(s) and that Afflant(s) is/are competent to testify thereto in the event that a public hearing is acheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 1550 South Rolling Road

Baltimore Maryland 21227-4236 That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administ

This Variance is requested for the purpose of expanding our home to accommodate our expanding family 517c. We will be having our fourth child in June and desperately need more bedrooms. We love our home and community and do not wish to move.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

I HEREBY CERTIFY, this 21 day of JANUARY, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL A LAMONT CAROLM. LAMONT the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made outh in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal 21 JAN 93

H9300275 PRICE ING SIGNS / ADVERTISING 1 TOTAL: DF OWNER: LAMONT

Development Management

DATE: February 25, 1993

Re: Baltimore County
Rem No.: + 275 (RT)

111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

Arnold Jablon, Director Zoning Administration and

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item No 275) 276 and 281.

BALTIMORE COUNTY, MARYLAND

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

275.ZAC/ZAC1

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

MARCH 2, 1993

(410) 887-4500

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

93-267-A 3-15-93

RE: Property Owner: MICHAEL ANTHONY LAMONT AND CAROL MARIE LAMONT

#1550 SOUTH ROLLING ROAD Location:

*275(RT) Zoning Agenda: FEBRUARY 22, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Planning Group

Special Inspection Division

JP/KEKH

Baltimore County Government
Office of Zoning Administration and Development Management



(410) 887-3353

February 17, 1993

Michael Anthony Lamont and Carol Marie Lamont 1550 S. Molling Road Relay, Haryland 21227-4230

No: CASE MANNER: 93-267-A (Item 275) W/S S. Holling Boad, 220' (+/-) % of c/l Francis avenue 1550 S. Molling Road 1st Election District - 1st Councilmenic

Putitioner(s): Michael Anthony Lamont and Carol Marie Lamont

111 West Chesapeake Avenue

Towson, MD 21204

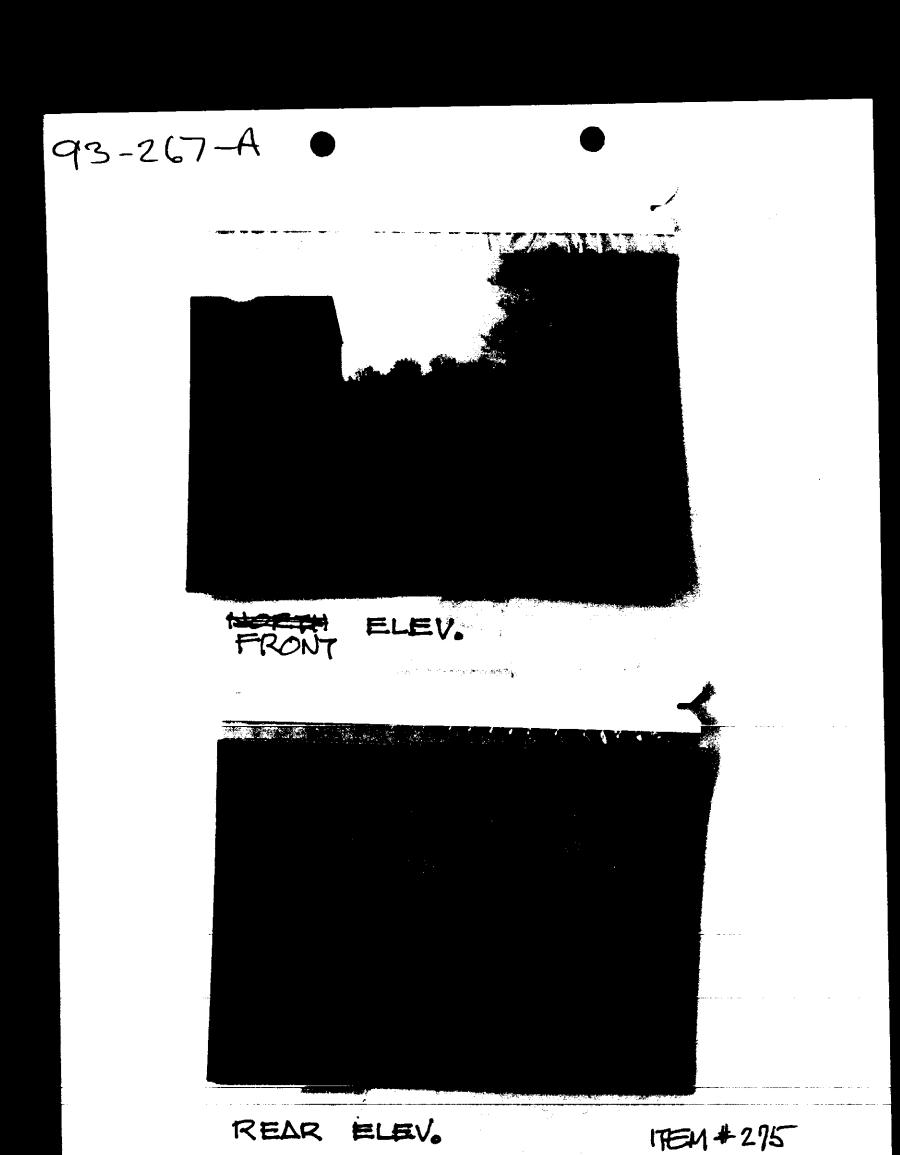
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

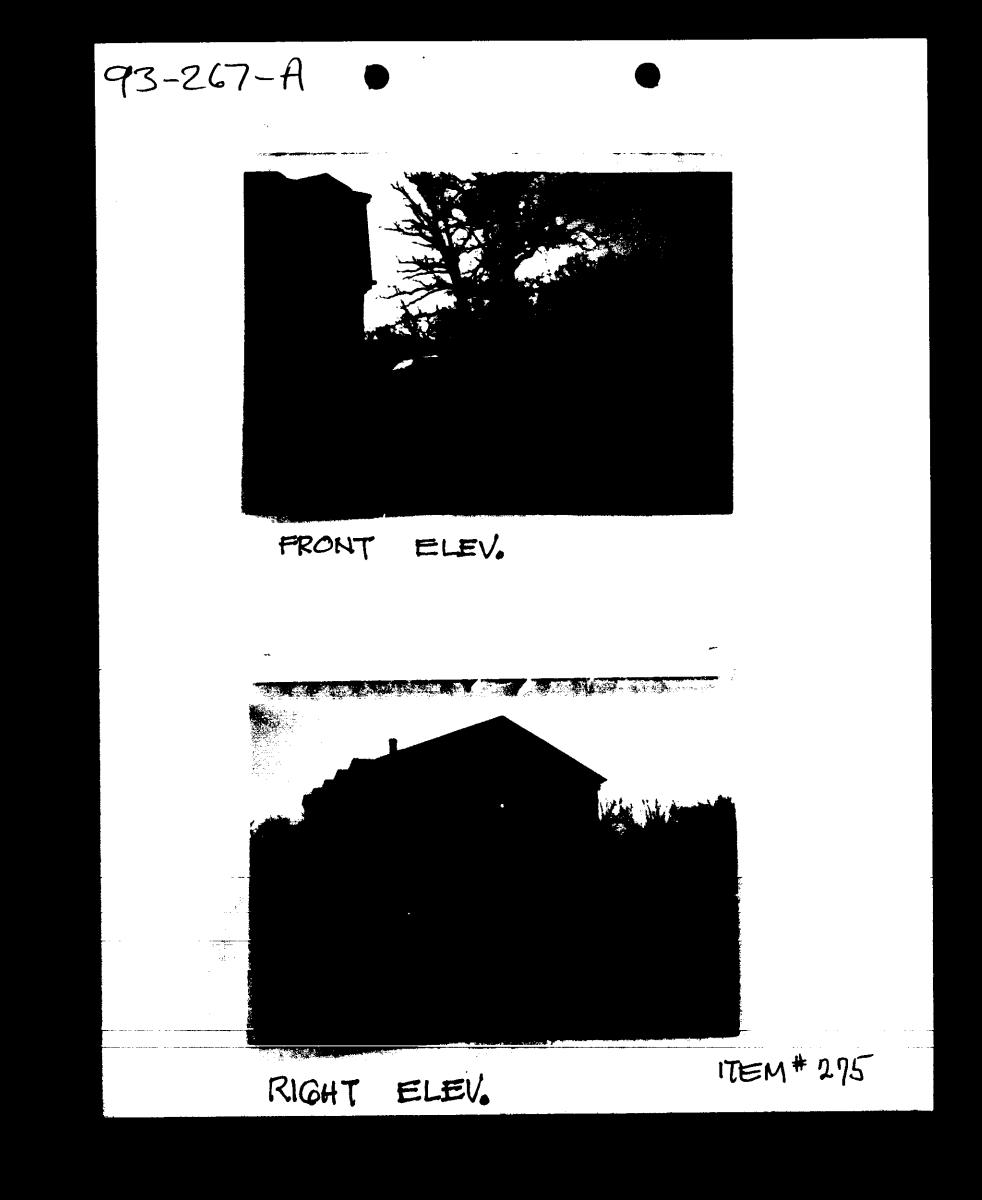
1) Your property will be posted on or before February 28, 1993. The closing date (March 15, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the metter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

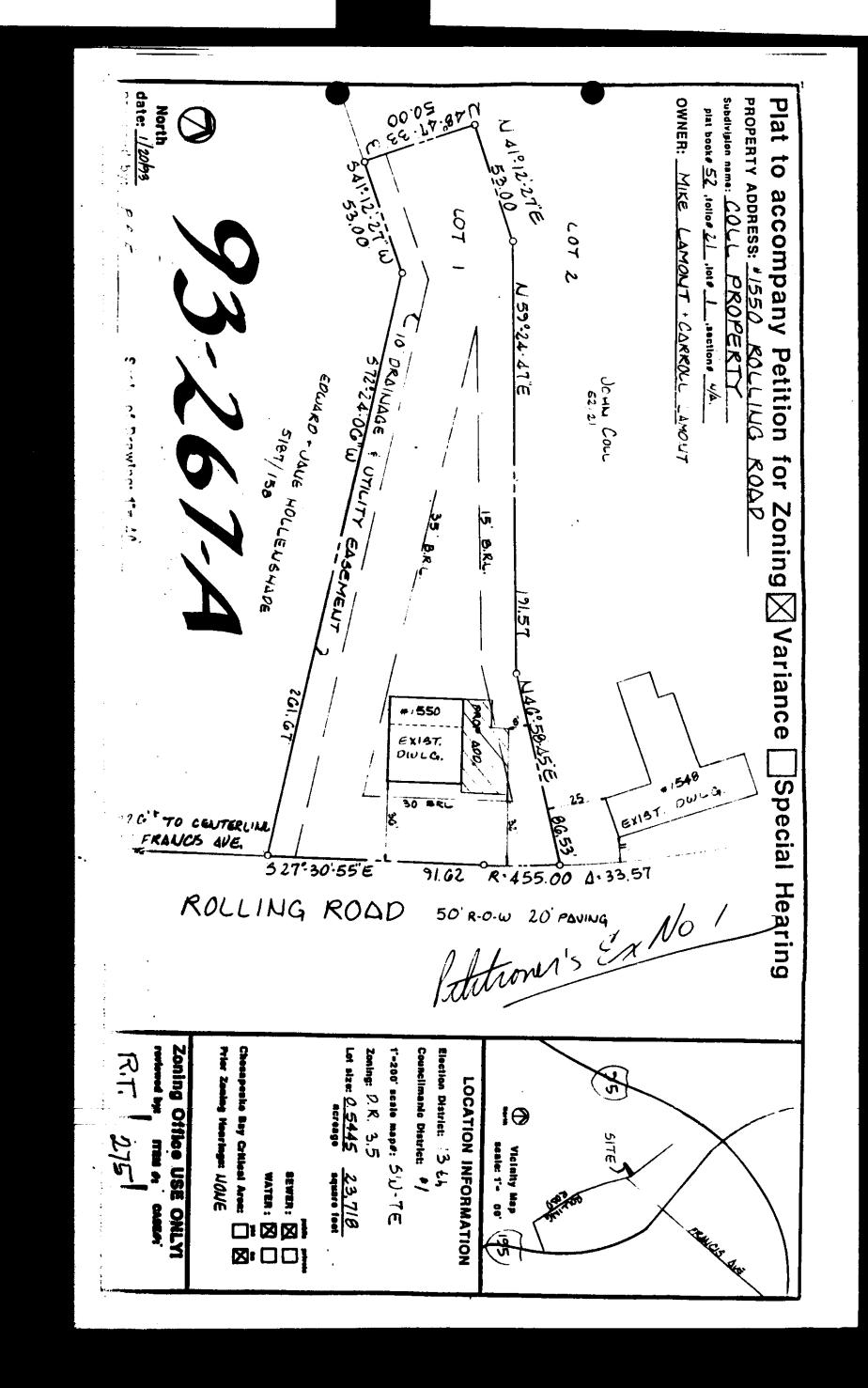
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are psyable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

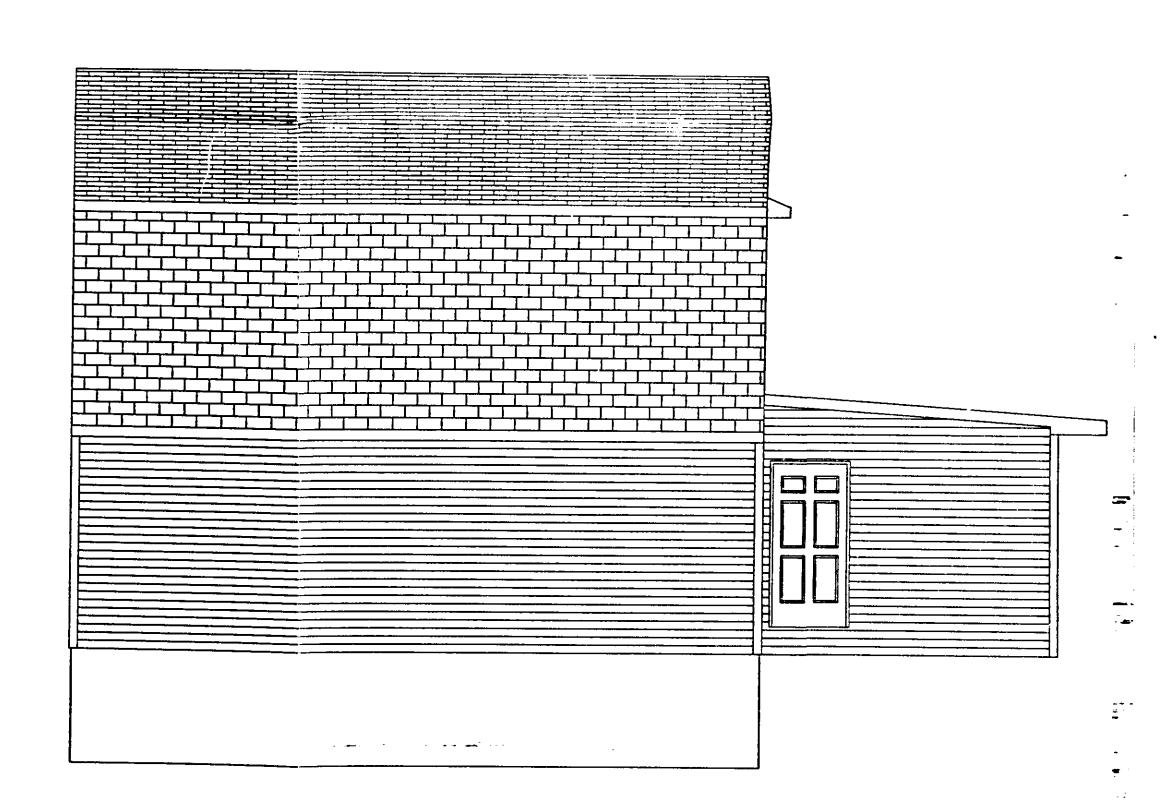








and the second second second second



PROPOSED SIDE ELEV.

93-267-AITEM # 275

